

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
June 24, 2014
215 Main Street
6:30 PM**

Present: Chairman James Traynor, Hynek Lettang, Chris Wolfe, Tom Petty, John Garver, Ben Hudgins, Planning Director Joe Cronin

Absent: Tony White

Guests: Dusty Wiederhold (Sunbelt Ventures, LLC), Mack Cross (Sunbelt Ventures, LLC), Cooper Willis (Capital Advisors), Jim Haden (Stewart Inc)

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance.

Mr. Petty made a motion to approve the minutes from the June 10, 2014, special called meeting as presented. Mr. Wolfe seconded the motion. The motion was approved by a vote of 6-0.

NEW BUSINESS

1. **Commercial Appearance Review: Multi-Tenant Commercial Building:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review the architectural design for a new commercial building located at 100 Fort Mill Square (old hardware store). Dusty Weiderhold and Mack Cross appeared on behalf of the applicant, Sunbelt Ventures, LLC. Mr. Petty questioned whether rooftop units would be covered by parapets to be screened from street level view. Mr. Wiederhold stated that they would be. Mr. Hudgins questioned where loading zones would be located given that there was no "rear" for the building. Mr. Wiederhold stated that they were proposing parallel parking spaces, which could be reserved at specific times for deliveries. Mr. Wolfe questioned the location of dumpster and other service areas, and stated that such areas need to be screened from public view. Mr. Petty questioned whether outdoor seating areas would be fences. Mr. Wiederhold stated that these areas would either be fenced, or enclosed by a mixture of landscaping and hardscape elements. Mr. Petty made a motion to approve the request to include the items discussed above, with a second by Mr. Garver. The motion was approved by a vote of 6-0.
2. **Mixed Use Plan & Development Conditions: Pleasant Vista Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to adopt a mixed use concept plan and development conditions for property located on Pleasant Road near the intersection of Vista Road. Cooper Willis and Jim Hayden provided additional information on behalf of the applicant. Mr. Traynor and Mr. Wolfe expressed concern about the total number of units, particularly the potential impact on traffic on the Pleasant Road corridor. Mr. Traynor suggested that an architectural review requirement

should be included for all non-single family residential development, including apartments. A discussion also took place regarding open space design, and limiting the total number of units permitted until certain roadway improvements are completed. Planning Director Cronin recommended including a provision in the development conditions that pedestrian access shall be provided to Pleasant Knoll Elementary School, as well as the future middle school on Pleasant Road. Staff also recommended some minor amendments to the development conditions regarding open space and buffer yards. After an extended discussion, Mr. Petty made a motion to defer the request, with a second by Mr. Garver. The motion to defer was approved by a vote of 6-0.

3. **Text Amendment: Local Commercial District:** Planning Director Cronin provided a brief overview of the proposed ordinance. The primary purpose of the ordinance was to allow amplified sound in the Local Commercial district under certain circumstances. A discussion took place regarding the town's existing noise ordinance. Mr. Garver made a motion to defer consideration of the draft ordinance, with a second by Mr. Wolfe. The motion to defer was approved by a vote of 6-0.
4. **Final Plat Approval: Massey Phase IV, Map 1:** Planning Director Cronin provided a brief overview of the request, the purpose of which is to approve a final plat for Massey Phase IV, Map 1. This map includes only two new roads: Dudley Drive and Neff Court. No new lots were included in the phase. Staff recommended in favor of approval. Mr. Garver made a motion to approve the request, with a second by Mr. Lettang. The motion was approved by a vote of 6-0.
5. **Request to Approve New Road Names:** Planning Director Cronin stated that he had been in contact with the county regarding road names and name changes related to the Fort Mill Southern Bypass. The county addressing office had a strong preference in favor of continuing the Fort Mill Parkway name on the bypass, and town staff agreed that it would be appropriate. A road name will also be required for a new cul-de-sac near Doby's Bridge Park, however, staff has not been able to contact neighboring property owners for suggestions. Mr. Lettang made a motion to approve Fort Mill Parkway as the name for the new Fort Mill Southern Bypass, and to defer consideration of a name for the new cul-de-sac. Mr. Garver seconded the request. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Discussion of Possible Amendments to the R-5 Zoning District:** Planning Director Cronin stated the Planning Commission had previously asked to review the R-5 district for some possible modifications. Several possible amendments were discussed, including: Paragraph 2(a), limiting single family detached dwelling to 3 dwelling units per acre, and single family attached dwellings to 5 DUA, unless amended by a development agreement; and Paragraph 3(a)(1), to require opaque fences (such as masonry), for screening utility substations. The items discussed will be put into ordinance form and brought back for consideration at a future planning commission meeting.

2. **Monthly Development Activity Report**: Planning Director Cronin presented a monthly development activity report for the month of May 2014. Planning Director Cronin stated that the planning department would begin using these reports as a tool for providing public information about development activities, new permits, new businesses, meeting reports, and other items in one, easy to read document. The reports will be placed on the new town website once it goes live later this summer.

There being no further business, the meeting was adjourned at 9:40 pm.

Respectfully submitted,

Joe Cronin
Planning Director